

Document No. 2878
Adopted at Meeting of 8/15 / 74
RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION
CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project Area, Project No. Mass. R-55, was adopted by the Boston Redevelopment Authority on March 25, 1965, and approved by the City Council of the City of Boston on June 7, 1967, and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be amended by the Boston Redevelopment Authority provided that if the land use controls contained in the Urban Renewal Plan relating to a particular parcel or group of parcels - are amended, notice specifying the nature of the amendment and the property to be affected and including a statement that opportunity to be heard shall be sent fourteen (14) days prior to the meeting is to be considered, by mail, postage prepaid, to the owners and occupants of all property abutting such parcel or parcels not including such property that is separated from the parcel or parcels in question by a public "street", and

WHEREAS, Section 602 of Chapter VI of the said Urban Renewal Plan entitled, "Land Use and Building Requirements" has no provisions relating to Parcels P-15-2B and P-15-2C.

WHEREAS, the Authority is the only owner/occupant of property abutting the affected parcels, except for the Pappas Development Co., who have waived the 14 day notice requirement, and have no objection to the proposed amendment hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602 of Chapter VI of the Urban Renewal Plan for the Charlestown Urban Renewal Area entitled, "Land Use and Building Requirements" is amended by adding on page thirty-five thereof: "Parcel P-15-2B and P-15-2C.

A. Permitted Uses

Light industrial and Commercial use and access thereto.

B. Planning and Design Objectives

It is intended that Parcels P-15-2B and P-15-2C be used for the relocation of commercial of light industrial relocatees from the Charlestown Urban Renewal Areas",

and by amending the "Table of Land Use Requirements" located on page nineteen (19), by adding after the tenth item thereon:

Parcel Number	Permitted Use	Maximum Building Height	Maximum Floor Area Ratio	Maximum Density	Minimum Parking Ratio
P-15-2B					
P-15-2C	Commercial	*	*	*	*

* As may be determined by the Authority"

2. That the Disposition Parcel Map (Map 7 of 8) as submitted with the Charlestown Urban Renewal Area be hereby amended to reflect the new boundaries of Parcel P-15 by the creation of Parcels P-15-2B and P-15-2C, as is shown on the attached Plan "A".

3. That the proposed modification is found to be minor and does not substantially or materially alter or change the plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970 (on a Proclaimer Certificate in substantially the form as attached to this Resolution).

AVENUE

Rutherford Ave.

RUTHERFORD

STREET

"A" Street

STREET

LESTOWN

LOADING

P-15-2

P-15-2

P-15-2B

P-15-2C

PARKING AREA

PARKING AREA

Parcels

P-15-2B

P-15-2C

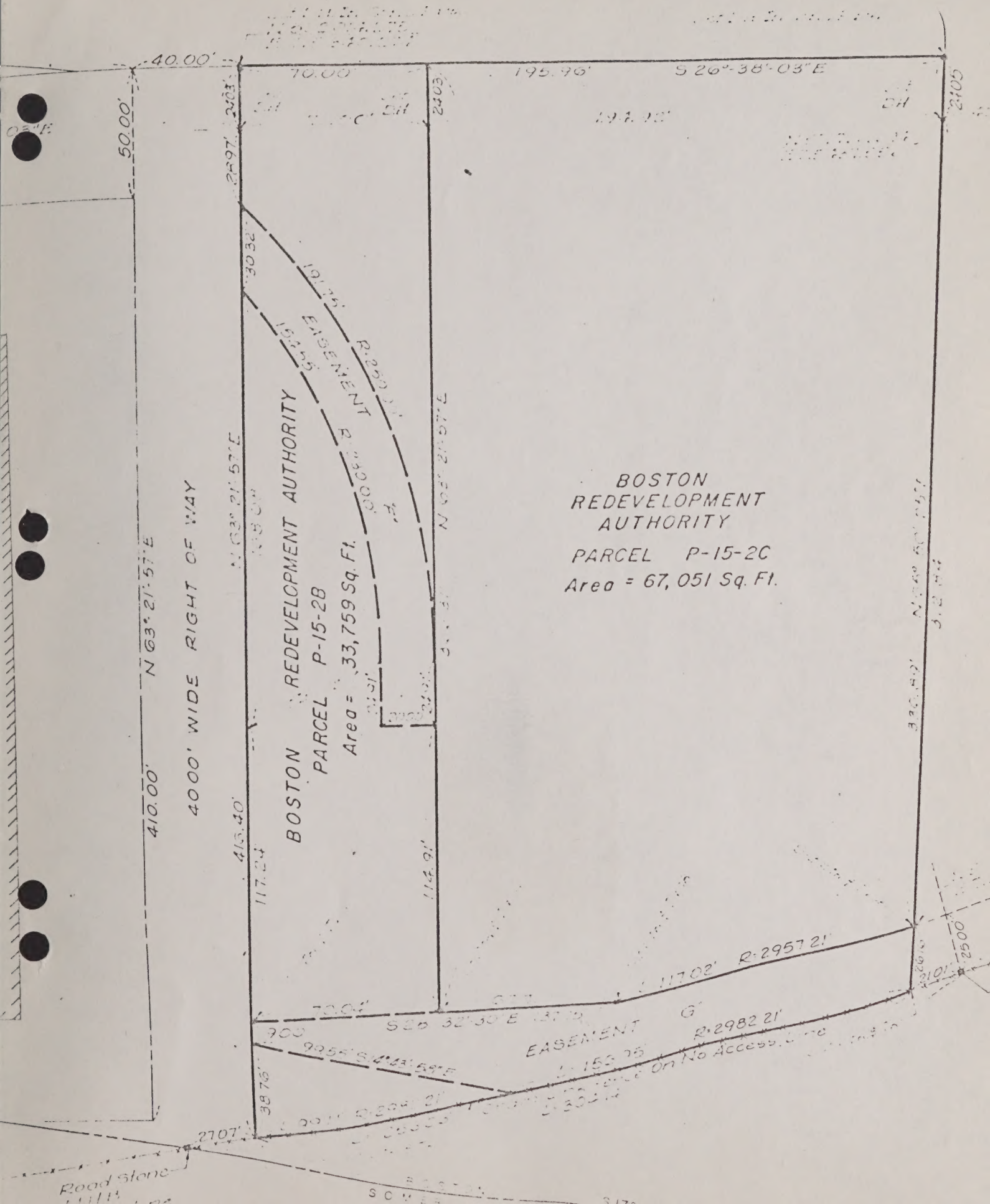
ERNATES

AREA IN THOUSAND
SQUARE FEET

1.4

6.0

4.0



August 15, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCEL P-15-2B, P-15-2C

The Charlestown Urban Renewal Plan calls for all of Parcel P-15-2 to "be developed for use by the Bunker Hill Community College", however it is now felt to be unnecessary to deed the entire P-15-2 parcel to the College. Parcel P-15-2 now contains some 642,906 square feet.

Also, it has become of increasing importance to secure suitable sites for the relocation of the present occupants of Parcel C-1, the location of the soon to be constructed Charlestown Shopping Center. Conway Construction Company is one of those now located within the boundaries of Parcel C-1. It is essential that a suitable relocation site be found for his business as he must vacate his present location as soon as possible in order to facilitate the clearing of Parcel C-1.

It is suggested that a portion of Parcel P-15-2 be deleted from the land scheduled to go to the Community College, and set aside for conveyance to G. Conway Construction Company. The Community College has stated that this proposal is acceptable to them.

A plan removing a portion of Parcel P-15-2 for this purpose was prepared which would create Parcels P-15-2B and P-15-2C in the Southwest Corner of Parcel P-15-2, containing 33,759 and 67,051 square feet respectively.

The proposed modifications are minor and do not substantially or materially alter or change the basic Urban Renewal Plan insofar as the Community College would retain ample area for that use. There are no zoning changes necessary.

It is also necessary to change Section 602 of Chapter VI of the Urban Renewal Plan to reflect the necessary change in land use requirements to allow the commercial use of Parcels P-15-2B and P-15-2C.

It is therefore recommended that the Authority adopt the attached resolution amending the Charlestown Urban Renewal Plan to reflect the subdivision of Parcel P-15-2 to create Parcels P-15-2B and P-15-2C and the appropriate amending of the Table of Land Use Requirements such as to allow the commercial use thereof.

The only owner/occupant of property abutting the proposed P-15-2b and 2c other than the BRA is the Pappas Development Co., who has been informed of the nature of the amendment and waives its right to the 14 days notice and makes no objection to the proposed amendment.

An appropriate Resolution is attached.